

Received by the Town Clerk:

Date: 11/9/2023

Signed: \_\_\_\_\_

APPLICATION COVER PAGE

Date: October 30, 2023

Date Received by ZBA: 10/30/23

Name of Applicant and Mailing Address: Moskow Linn Architects / Keith Moskow  
1693 Massachusetts Ave., Cambridge, MA 02138

Email Address: rl@moskowlinn.com Telephone Number: 617-292-2000

Name of Owner and Mailing Address (If not Applicant): Gene Stupnitsky  
90 Remsen St., Brooklyn, NY 11201

Map and Lot #: 1-53 Street Address 26 Chappaquiddick Ave.

Applicant is: Agent (Owner, Agent, Tenant, Purchaser, Other)

Nature of Application (Special Permit, Appeal, Variance): Special Permit

Applicable Section of Zoning Bylaw: 9.3-3 and 8.5-4C (Amend SP #2023-21 to add a pool)

Date of Denial by Building Inspector, Zoning Inspector,  
or Planning Board (If Applicable): \_\_\_\_\_

Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances and driveway access to road.

\_\_\_\_\_ Floor Plans and Elevations: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

Narrative: Detailed description of proposed project.

Application fee of \$200.00 payable to: The Town of West Tisbury.

I have read the overview of the ZBA process attached to this application, completed all sections of the application cover page and provided all required documentation and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: \_\_\_\_\_

Title(s): \_\_\_\_\_

Application fee of \$200.00 is required.

Date Paid: \_\_\_\_\_

received  
10/30/23

pd. online



MOSKOW LINN ARCHITECTS

www.moskowlinn.com

617.292.2000

1693 Mass Ave, Cambridge MA, 02138

info@moskowlinn.com

October 27, 2023

Town of West Tisbury  
Zoning Board of Appeals  
PO box 278  
West Tisbury, MA 02575

**Re: 26 Chappaquiddick Ave Brief to Amend Special Permit #2023-31**

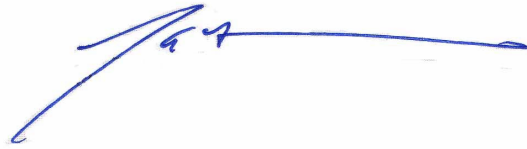
26 Chappaquiddick Ave is a 57,931 sq. ft. lot with 44,180 SF in the RU zoning district of West Tisbury and 13,751 SF in the town of Tisbury. A special permit was granted in August by the West Tisbury Zoning Board of Appeals to construct a new single-family dwelling and a subordinate dwelling attached to a garage, all on the West Tisbury side of the property. At the time of our initial submission, an in-ground swimming pool was planned for the Tisbury side of the property. After presenting our proposal to the Tisbury Zoning Board of Appeals it became clear that the complexities of permitting a pool on the small sliver of Tisbury land were greater than we had anticipated. Our submission was tabled by the board pending further legal review by the town.

We are now seeking to amend our special permit to include an in-ground pool on the West Tisbury side. Per West Tisbury zoning bylaw Section 8.5-4 C, an in-ground pool, meeting the definitions of the Mass State Building Code, may be allowed by special permit. Our proposed pool is 15' X 30'. A 4' fence will surround the perimeter as shown on drawing A0.2. The lighting for the pool will be shielded and facing downward to comply with Section 8.6. The proposed pool location is set back 50' or more from all property boundaries to allow for a vegetated buffer. No setback relief is required. Pool equipment will be located in the basement of the new residential structure to minimize noise impact on neighboring properties. The approved new structures are not changing in location scale or massing – only proposed changes from approved set are to the fenestration.

The design seeks to maintain as much of the natural character of the

site as possible by working with existing topography and by locating the pool in an area that is set back from the road and property boundary to maintain a natural planting buffer. Proposed plantings around the pool will be native species and, to the degree possible, the preservation of existing trees on the site will be prioritized.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K Moskow', with a long horizontal flourish extending to the right.

Keith Moskow, FAIA  
Moskow Linn Architects Inc.  
Office: 617-292-2000 ex. 101  
Mobile: 617-4297595